

Sharon Craig

From: Jane Tucker
Sent: 30 January 2026 13:13
To: Planning
Subject: FW: Consultation on application for permission in principle
Attachments: LLFA Standing Advice for Non Major and Minor Apps (Dec 2024) V1.3.pdf; When to Consult the LLFA [Dec 2024] V8.pdf

From: Lead Local Flood Authority <llfaconsultations@lancashire.gov.uk>
Sent: 30 January 2026 13:12
To: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>
Subject: RE: Consultation on application for permission in principle

⚠ External Email

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Good afternoon,

Thank you for consulting us on planning application **3/2026/0052**.

I confirm the Lead Local Flood Authority (LLFA) has no comment to make on the above application for the following reasons:

| | |
|---|---|
| LLFA Flood Risk Standing Advice should have been applied | x |
| It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2015 | x |

For further information please refer to the LLFA Standing Advice for Minor Planning Applications.

Many thanks,

Owen Daniel (he/him)

Technical Support Officer

Flood Risk Management Team – Highways Network Management

Highways and Transport

Lancashire County Council

T: 01772 534594

W: www.lancashire.gov.uk

Please note: I sometimes send emails outside of normal working hours, there is no expectation for you to respond outside of your normal working hours.

From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>

Sent: 29 January 2026 15:36

To: clitheroetownclerk@gmail.com; LHS Planning Applications <lhsplanapps@lancashire.gov.uk>; Lead Local Flood Authority <llfaconsultations@lancashire.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>

Subject: Consultation on application for permission in principle

Please will you let Ben Taylor have your comments on the above application within the next 14 days? (**The email address to respond to is planning@ribblevalley.gov.uk FAO Ben Taylor**)

The application is for permission in principle for residential development of up to 9 dwellings.

Here is a link to view the submitted documents on our website

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2026%2F0052

Kind regards,

Jane

Jane Tucker, Planning Administration Assistant, Economic Development and Planning,
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA Tel: 01200 425111

Disclaimer

Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)

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